



HUDSON
MOODY

52 Westwood Terrace, York YO23 1HL

A three bed terrace renovated throughout by the current owners including rewire, plumbing and landscaping the garden. Offered with no onward chain.

- Spacious Three Bed Terrace
- Generous Living Area
- Kitchen Diner with Integrated Appliances
- Ground Floor Shower Room
- Two First Floor Bedrooms and House Bathroom
- Second Floor Bedroom with Storage
- Landscaped Garden with Brick-Built Oven
- External Storage Areas
- On-Street Parking

Guide Price £385,000

Tenure: Freehold

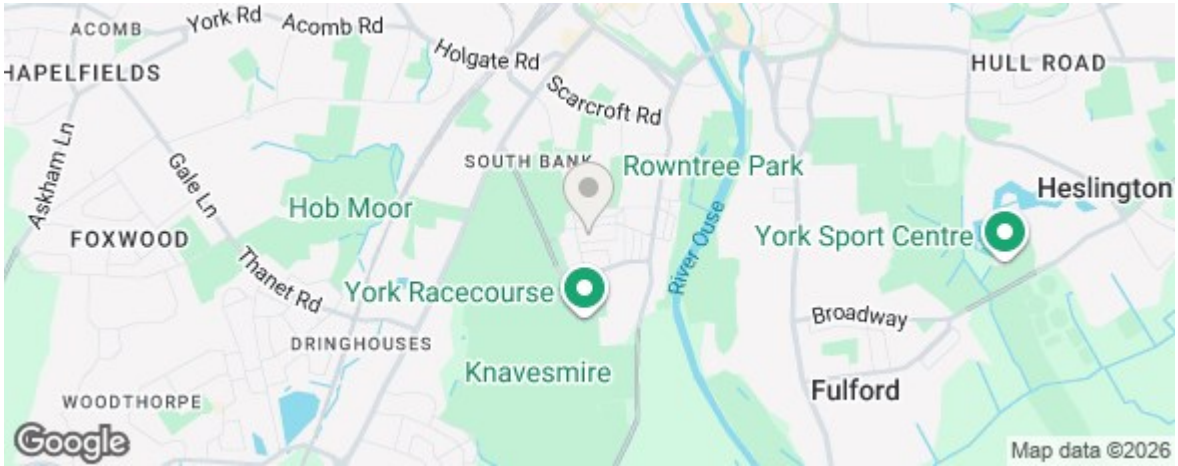
Council Tax Band: B







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
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